101.0	0005	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,500 /	810,500
					USE VALUE:	810,500 /	810,500
					ASSESSED:	810,500 /	810,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAYNTER KAREN M /TRUSTEE
Owner 2:	PAYNTER FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	23 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAYNTER MAUREEN J/ALFRED J -
Owner 2:	-
Street 1:	23 MOHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,870 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2251 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9870.000	309,200		501,300	810,500
Total Card	0.227	309,200		501,300	810,500
Total Parcel	0.227	309,200		501,300	810,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.03 | /Parcel: 360.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65182
GIS Ref	
GIS Ref	
Insp Date	08/27/18

!8095!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,200	0	9,870.	501,300	810,500	810,500	Year End Roll	12/18/2019
2019	101	FV	250,700	0	9,870.	501,300	752,000	752,000	Year End Roll	1/3/2019
2018	101	FV	250,700	0	9,870.	429,700	680,400	680,400	Year End Roll	12/20/2017
2017	101	FV	250,700	0	9,870.	401,000	651,700	651,700	Year End Roll	1/3/2017
2016	101	FV	250,700	0	9,870.	343,700	594,400	594,400	Year End	1/4/2016
2015	101	FV	249,500	0	9,870.	307,900	557,400	557,400	Year End Roll	12/11/2014
2014	101	FV	249,500	0	9,870.	285,000	534,500	534,500	Year End Roll	12/16/2013
2013	101	FV	249,500	0	9,870.	271,800	521,300	521,300		12/13/2012

PRINT

Date	Time
12/10/20	22:40:54

LAST REV

Date	Time
09/24/18	11:59:10
apro	
8095	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYNTER MAUREEN	70269-531		11/21/2017	Convenience	1	No	No		
PAYNTER MAUREE	42835-85		5/19/2004	Family	1	No	No		
	12838-640		8/5/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2001	572	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
4/23/2009	Meas/Inspect	189	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
4/13/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9870		Sq. Ft.	Site		0	70.	0.73	4									501,269						501,300	

Total AC/HA:	0.22658	Total SF/SM:	9870	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	501,269	Spl Credit		Total:	501,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30298495
Const Adj.:	0.99098992
Adj $ / SQ:	122.668
Other Features:	108000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420060
Depreciation:	110896
Depreciated Total:	309164

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

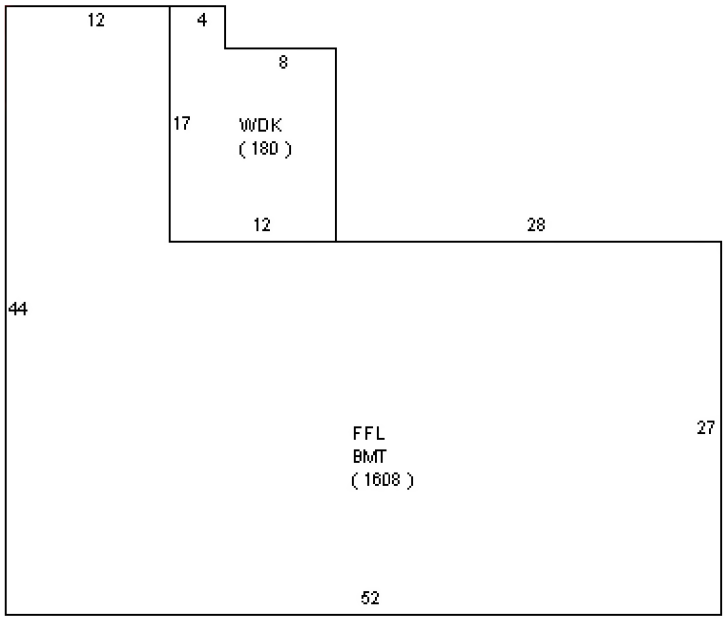
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.94
Special Features:	0	Val/Su Net:	91.05
Final Total:	309200	Val/Su SzAd	192.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,608	46.370	74,561
FFL	First Floor	1,608	122.670	197,251
WDK	Deck	180	11.450	2,061

Net Sketched Area:	3,396			Total:	273,873
Size Ad	1608	Gross Are	3396	FinArea	2251

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	